A local law to amend section 4.3 of Article IV of Chapter 310 of the Town of Fallsburg Code relating to yard regulations and several sections of Article V of Chapter 310 of the town of Fallsburg Code relating to separation distances.

§ 310-4.3 G Yard Regulations, is hereby amended by adding the following language:

Cluster, bungalow colony, two-family dwellings on common land, duplex developments, multifamily developments, sleepaway camps, day camps and retreats shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within this separation distance are walkways and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings may be reduced to a minimum of 25 feet.

§ 310-5.14 F (4) Multifamily Developments, is hereby amended by adding the following language:

No multifamily building shall be located closer than 31 feet to another multifamily building, and said space shall be landscaped. The only improvements permitted within this minimum separation distance are walkways, and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings may be reduced to a minimum of 25 feet.

§ 310-5.30 A. 3 (b)[3] Duplex developments in PRD, HR and R District is hereby amended by adding the following language:

Side yards and side setback between duplex buildings and internal street. Each duplex building shall have two side yards no less than 15 feet six inches and shall have a minimum building separation of 31 feet. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

§ 310-9.3 F. 1 (a) and G 1 (a) Nonconformity Uses are hereby amended by adding the following language as follows:

§ 310-9.3F 1 (a)
Should separation requirements not be met, then the required fire separation of a two-hour fire assembly shall be constructed for the exterior walls that do not meet this requirement.

310-9.3 G 1 (a)

Existing structures at legally nonconforming sleepaway or day camps may be replaced in kind with a new structure on the same building footprint, provided that all applicable building separation requirements contained in the bulk table of the Zoning Chapter of the zoning district can be provided, or the requirements of § 310-4.3G, whichever is more strict. Should separation requirements not be met, per ISO standards, then the required fire separation of a two-hour fire wall shall be constructed for the exterior walls that do not meet this requirement.